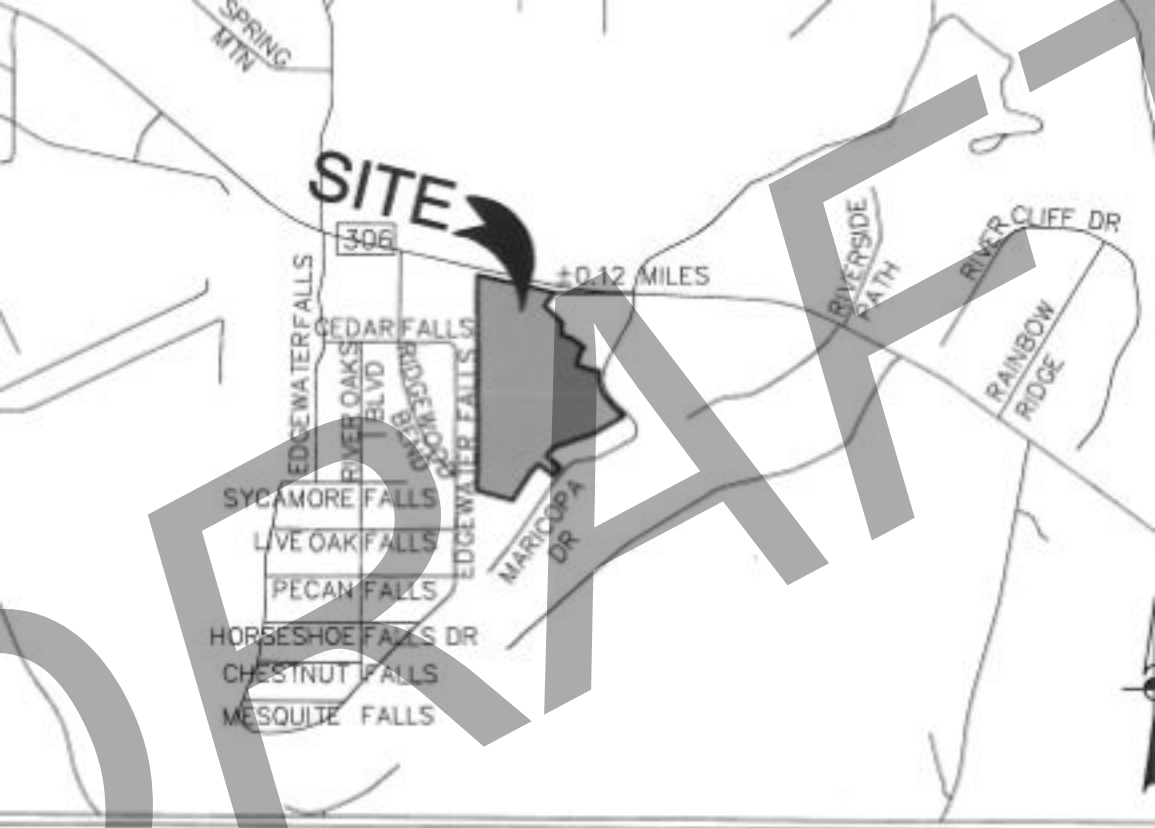

LOCATION MAP

NOT TO SCALE

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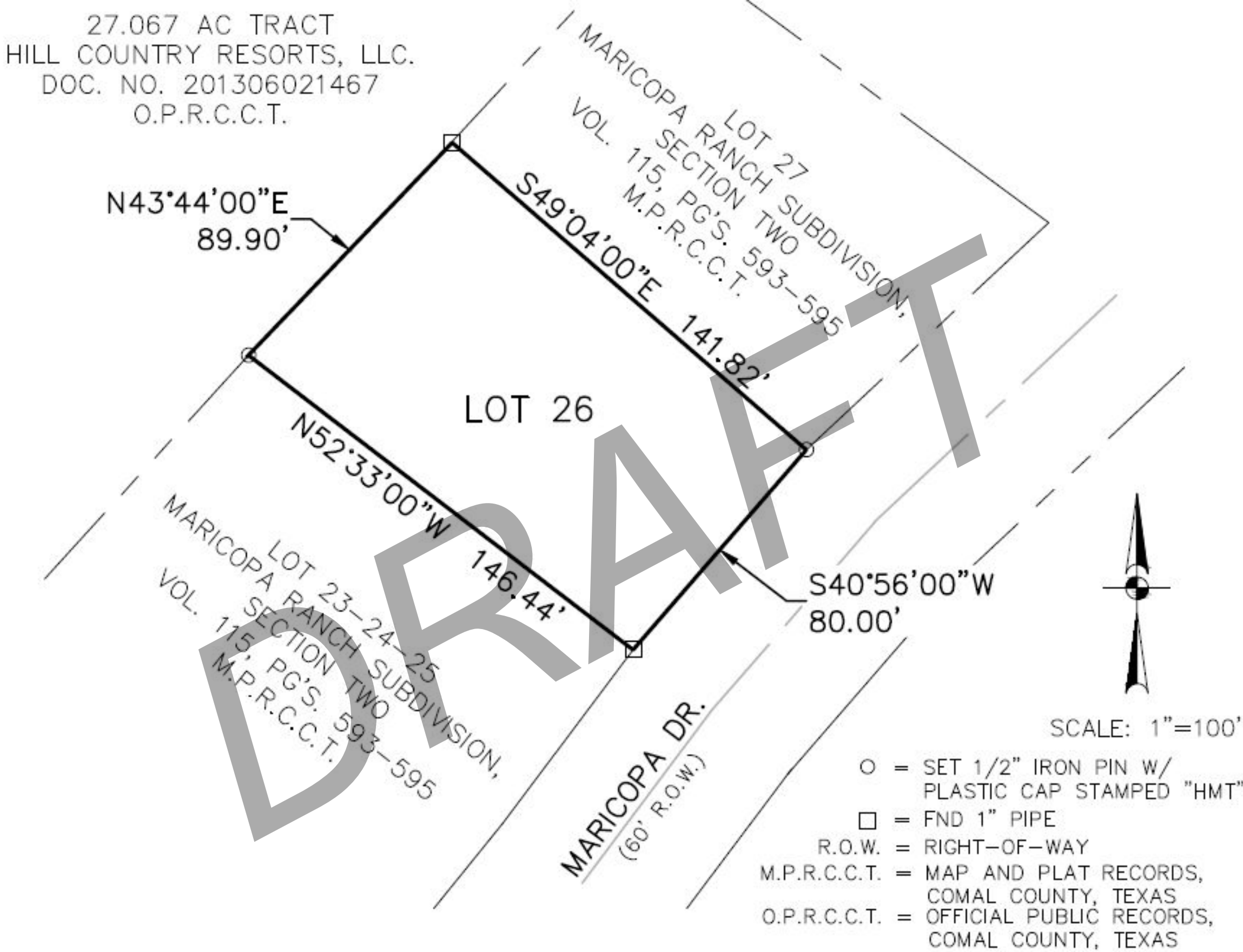

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VACATE

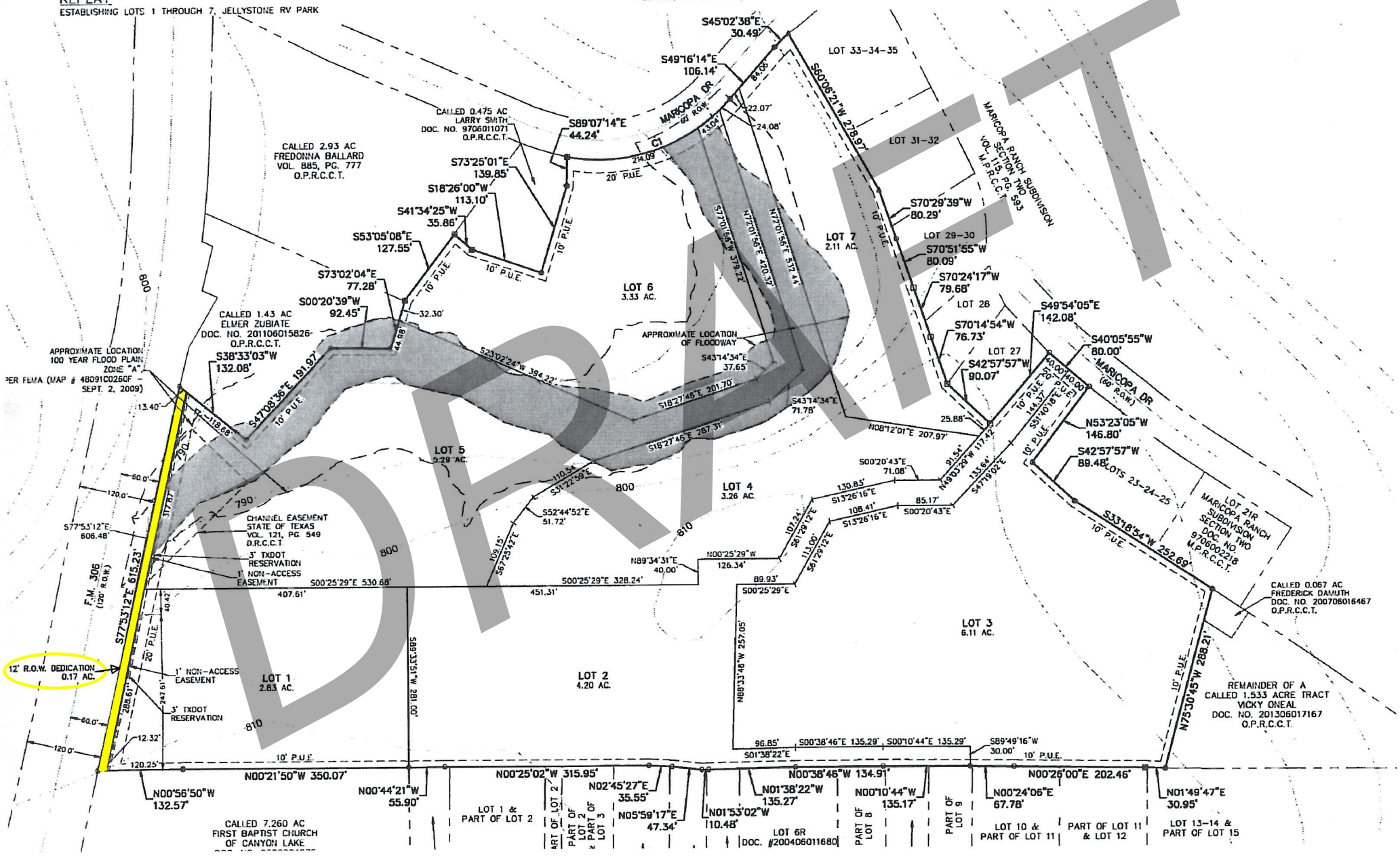
LOT 26, MARICOPA RANCH SUBDIVISION, SECTION TWO, RECORDED IN VOL. 115, PG'S. 593-595 MAP AND PLAT RECORDS RECORDS, COMAL COUNTY, TEXAS

VACATE AND REPLAT OF LOT 26, MARICOPA RANCH SUBDIVISION, SECTION TWO, WITH THE ADDITION OF 27.067 ACRES, BEING OUT OF THE RALPH SOWTER SURVEY NO. 20, ABSTRACT NO. 518, ESTABLISHING

JELLYSTONE RV PARK

BEING 27.31 ACRES OF LAND OUT OF THE RALPH SOWTER SURVEY NO. 20, ABSTRACT NO. 518, COMAL COUNTY, TEXAS, BEING ALL OF A CALLED 27.067 ACRE TRACT RECORDED IN DOCUMENT NO. 201306021467, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS, AND ALL OF LOT 26, MARICOPA RANCH SUBDIVISION, SECTION TWO, RECORDED IN VOLUME 115, PAGES. 593-595 MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS.

REPLAT
ESTABLISHING LOTS 1 THROUGH 7, JELLYSTONE RV PARK



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Revisions to
Comal County Subdivision Rules and Regulations

Approved by Order of the Comal County Commissioners Court on June 3, 2004.
This Order takes effect June 3, 2004.

1. **~~Delete Section A, Regulations, Subsection VI. Road Construction. Minimum Requirements, Paragraph 4. Streets or Roads Which are Existing County Roads:~~**

   Replace with:

   4. Where the subdivision affects a state or county road, the right-of-way requirement shall be in compliance with the Comal County Major Thoroughfare Plan established by Order of the Comal County Commissioners Court. Any improvements proposed by the developer for existing county roads shall be approved by the Commissioners Court in writing prior to the construction of such improvements.

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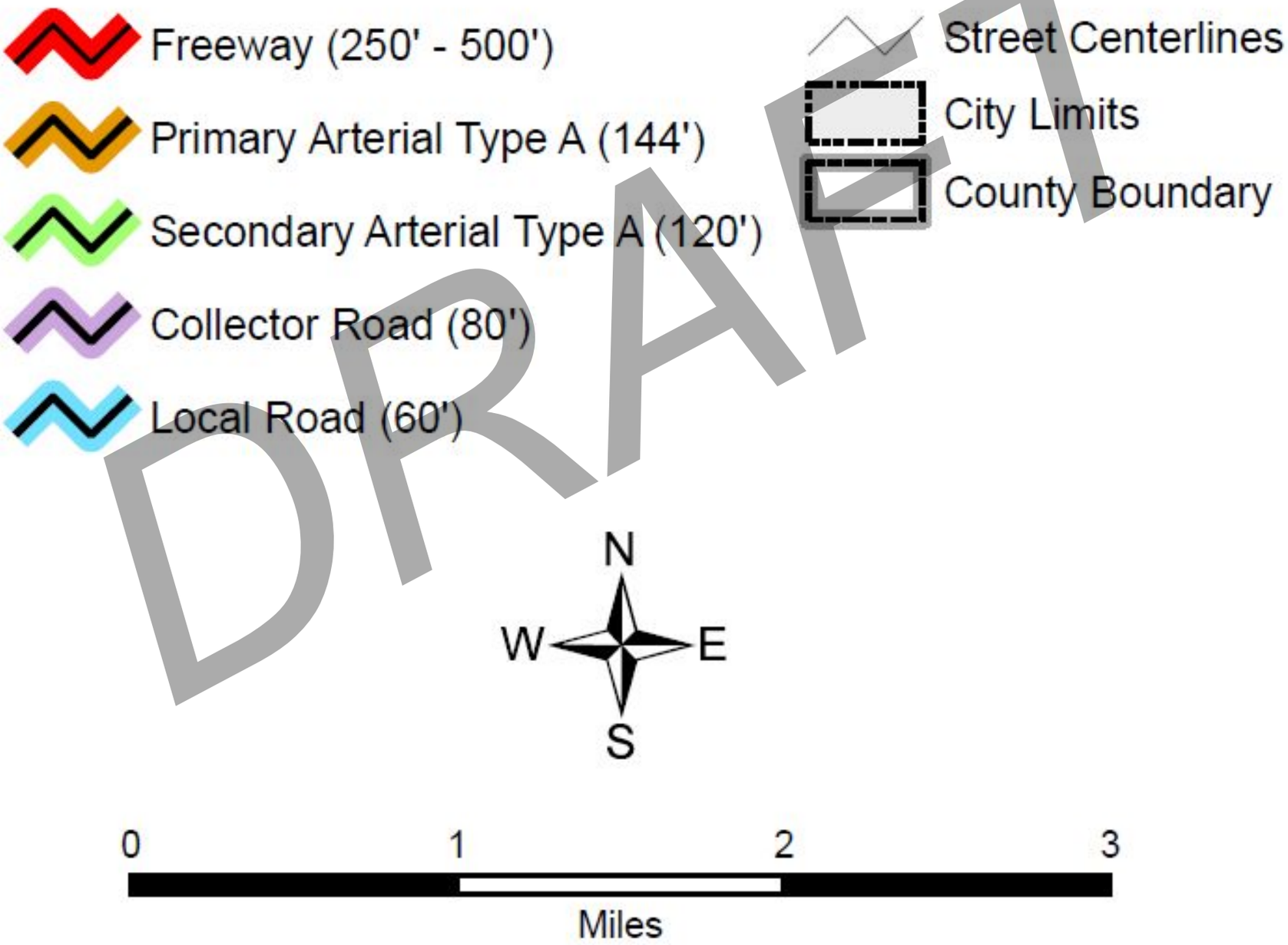
Comal County
Major Thoroughfare Plan



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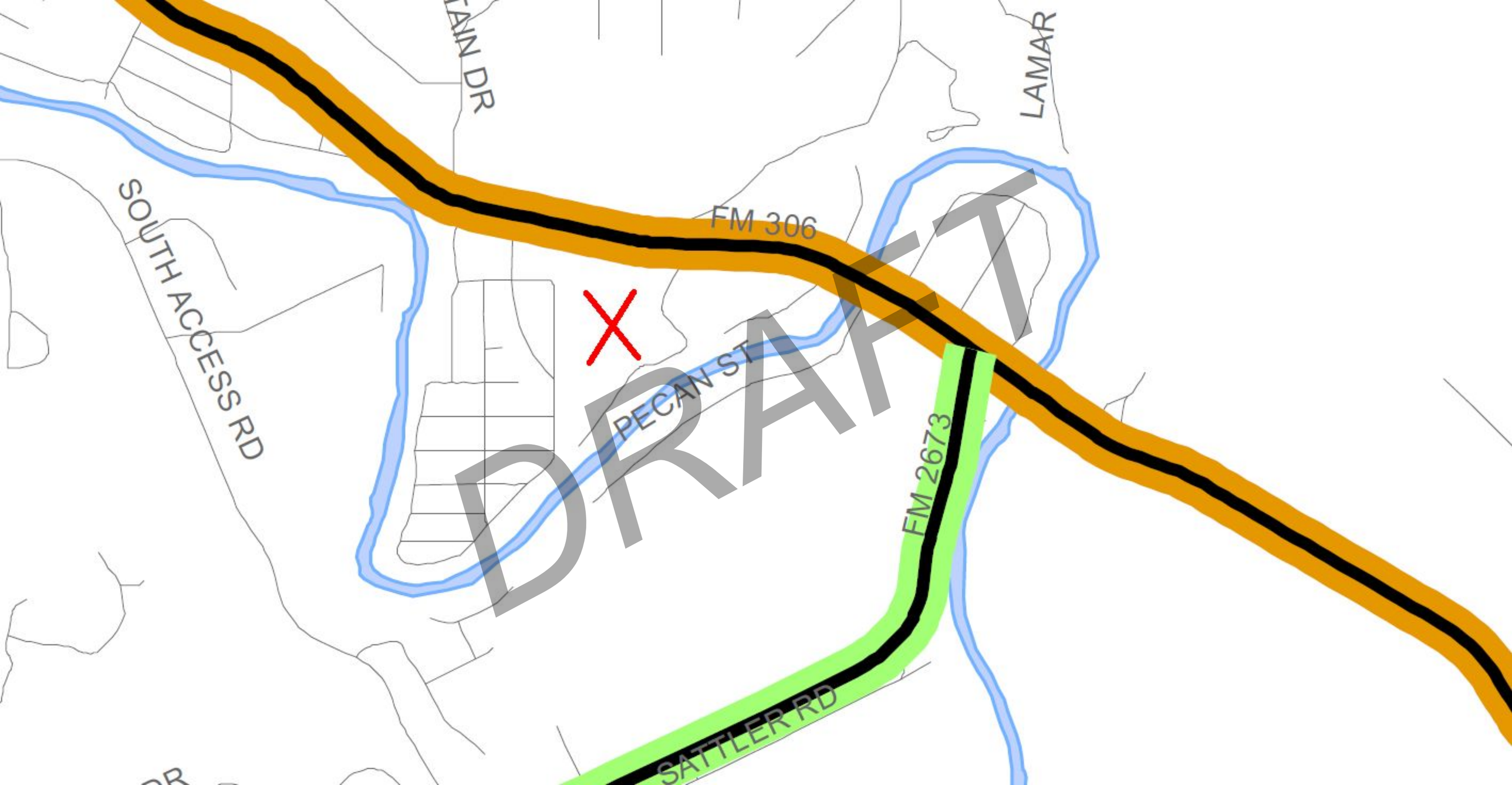
TAIN DR
LAMAR
SOUTH ACCESS RD
FM 306
PECAN ST
FM 2673
SATTLER RD
DRAFT

VARIANCE REQUEST

I/We the undersigned, Hill Country Resorts, LLC, being owner of proposed **JELLYSTONE RV PARK** Subdivision, do officially request that a variance to the Comal County Subdivision Rules and Regulations, Section A, Subsection VI, Paragraph 4, be granted by Commissioners Court of Comal County for the above Subdivision for the following reasons:

SEE ATTACHED

March 29, 2016
(Date)

Authorized Agent
(Signature)

401 Hall Street, Suite 385
Grand Rapids, MI 49503
(Address)

_____
(Signature)

HMT Engineering & Surveying
410 N. Seguin Ave.
New Braunfels, TX 78130
(Address)

_____
(Surveyor)

****

GRANTING/DENIAL OF VARIANCE REQUEST

On this _____ day of _____, _____, in a duly convened meeting of Commissioners Court of Comal County, the request for variance(s) for _____ Subdivision was officially granted/denied because of the following reasons:

_____
County Judge

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Hill Country Resorts, LLC is seeking the following variances from the requirements of Comal County Subdivision Rules and Regulations Section A, Regulations, Subsection VI, Road Construction, Minimum Requirements, Paragraph 4 as amended on June 3, 2004.

The preferred variance is as follows:

a) Hill Country Resorts, LLC requests a complete variance from Comal County's right of way dedication requirement.

In the alternative, and as a less desired variance:

b) Hill Country Resorts, LLC requests a variance enabling it to leave the existing improvements in the dedicated right of way until such time as TXDOT determines it is necessary to have them removed, such as in order to accommodate the widening of FM306.

The above variance requests are supported by the following:

1) There would be no change to the current land use, which could otherwise increase traffic.

2) The dedication would result in significant financial harm to Hill Country Resorts, LLC as it would require removal or relocation of the following:
   - Stone wall
   - 25 x 25 building / storage facility
   - Entry signage
   - Numerous utilities.

The estimated cost to replace/relocate the foregoing improvements is over $200,000. See attached aerial depiction and survey showing the impact to existing improvements. Unlike the vast majority of new development subdivisions, the subdivision in question involves already developed property with numerous improvements. Indeed, this plat is being sought for the sole purpose of bringing the property's sewer system within the County's jurisdiction. As such, this subdivision is very unique and requires a variance to address the uniqueness of the situation.

Respectfully submitted,

Hill Country Resorts, LLC

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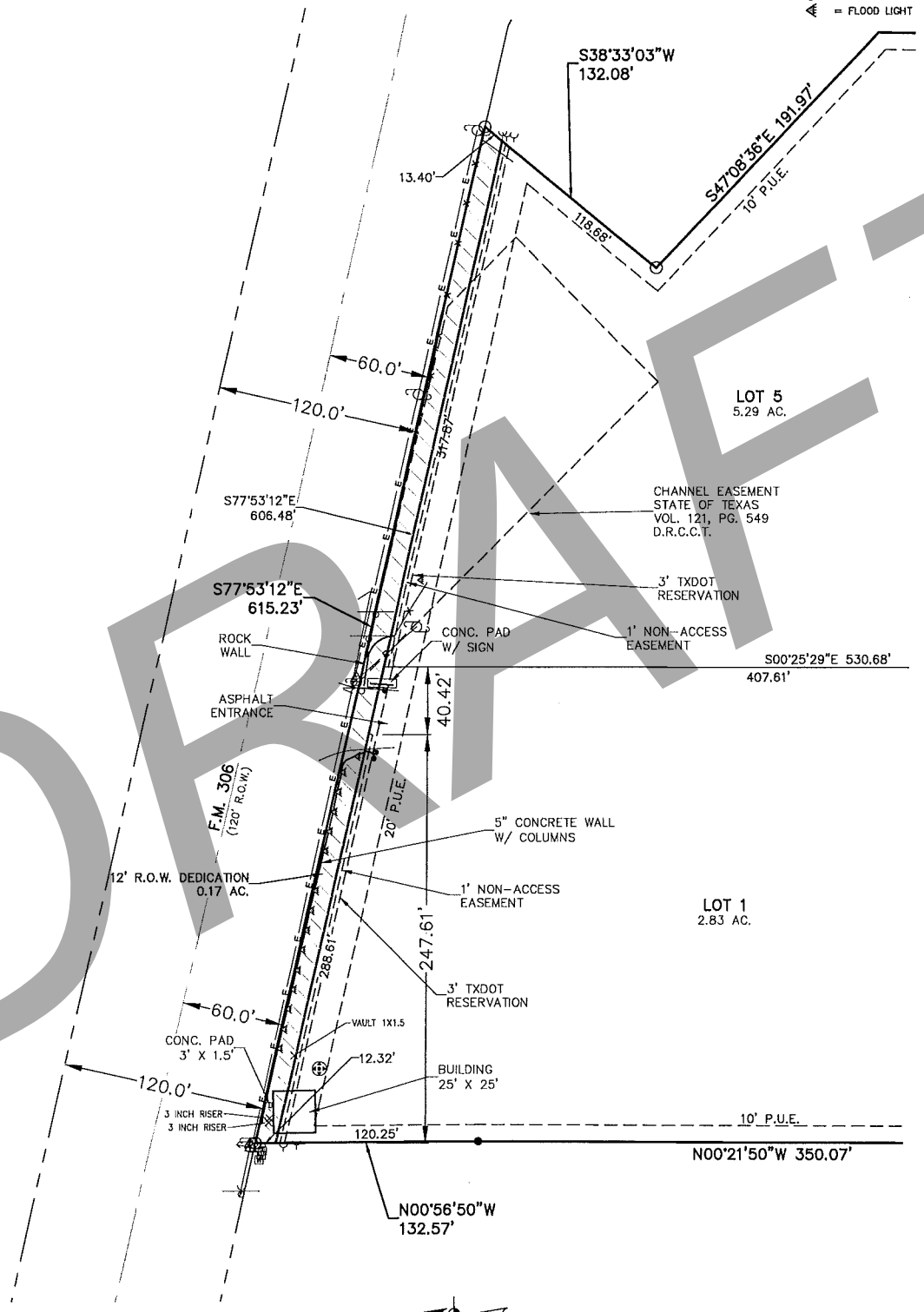
IMPROVEMENT EXHIBIT OF F.M. 306 FRONTAGE ROAD
ALONG JELLYSTONE RV RESORT

LEGEND:

- ● = FND 1/2" IRON PIN
- B.L. = BUILDING SETBACK LINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- R.O.W. = RIGHT-OF-WAY
- ( ) = PLAT CALLS
- —x— = FENCE
- = SIGN
- = WATER METER
- = TELEPHONE PEDESTAL
- = PROPANE
- = POWER POLE
- = GUARD POST
- = FLOOD LIGHT



DRAFT

HMT
ENGINEERING & SURVEYING
410 N. SEGUIN AVE.
NEW BRAUNFELS,
TEXAS, 78130
WWW.HMTNB.COM
PH:(830)625-8555
TBPLS FIRM 10153600

SCALE: 1"=60'

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

AERIAL EXHIBIT OF F.M. 306 FRONTAGE ROAD
ALONG JELLYSTONE RV RESORT

LEGEND:

● = FND 1/2" IRON PIN
B.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
R.O.W. = RIGHT-OF-WAY
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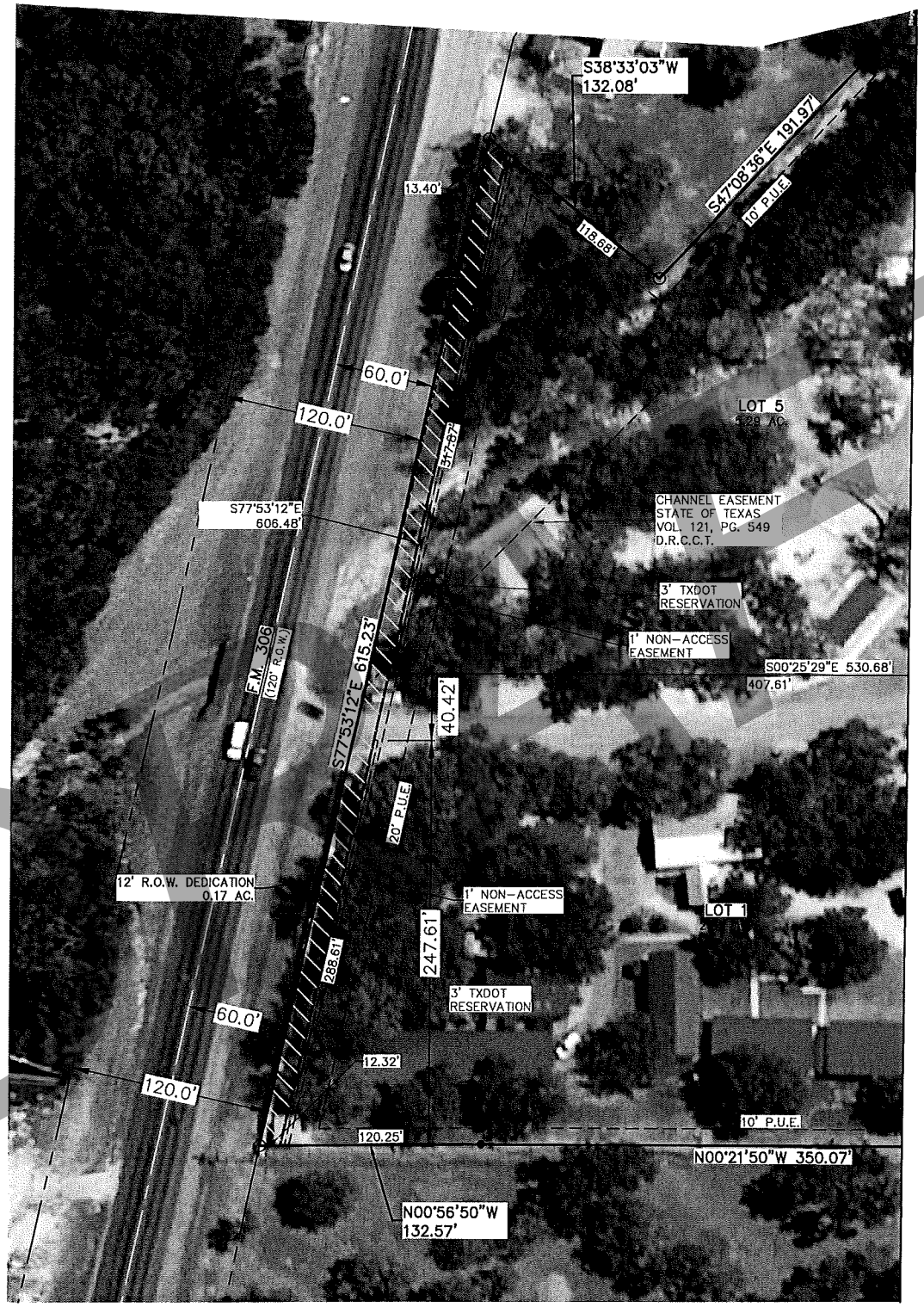

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